Vi	ab <sup>2</sup>	Resi	dent	ial Vi	abilit	ty Ap	prais	al									
SITE LOCATION NET DEVELOPABLE SITE AREA DEVELOPMENT SCENARIO			Melton Borough Rural Value Area 1 40% Affordable Housing           1         Ha           Greenfield         (Greenfield, Brownfield or Residual)														
									UNIT NUMBERS		-	35 Total Units					
									Affordable P	•	40%	14	Affordable Un	its	-	-	
Affordable Mix		14% Intermediate		11% Starter Homes 75% Affordable Re													
Developmen	•	-	2040	Sqm GIA Mark	ket Housing	1,360	Sqm GIA Afford	•									
	VENT VALU							Totals									
Total Housing		Apartments		sqm													
(ie Net Floorsp MARKET HO	,	Houses	3400	sqm													
		Area	l	Sales Value			<b>CO</b>										
	Apartments		sqm		£ per sqm		£0										
		2040	sqm	2691	£ per sqm	Total Marka	£0	EE 180 E10									
AFFORDABLE HOUSING		659/	of Onon Marks	t Value		Total Marke	t Housing Value	£5,489,640									
Intermediate			of Open Marke														
	Apartments		sqm		£ per sqm		£0										
	Houses	190	sqm	1749.15	£ per sqm		£333,038										
Starter Homes		Total Intermediate Affordable Housing Value 80% of Open Market Value						£333,038									
			1														
	Apartments		sqm		£ per sqm		£0										
	Houses	150	sqm	2152.8	£ per sqm		£322,059	(222 050									
Affordable Rent		Total Social Rent Affordable Housing Value     £322,0       42% of Open Market Value     42% of Open Market Value															
	Apartments		sqm		£ per sqm		£0										
	Houses	1130.22 £ per sqm £1,152,824 Total Affordable Rent Housing Value					£1,152,824										
		Total Development Value						£7,297,561									
	<b>MENT COST</b>	s			1		ment value	17,257,501									
LAND COSTS		Net Site Area	Mark	et Housing Land	Area	Afford	able Housing Lar	nd Area									
	-	1.00	-	0.60	-	7	0.40										
Market Hsg La Affordable Hsg		£454,013 £454,013				rket Land Value Hsg Land Value											
			0.0%	SDLT Rate		Purchasers Co	sts 6.8%	£30,873									
CONSTRUCTION COSTS						Tot	al Land Cost	£454,013									
	Apartments	0	sqm		£ per sqm		£0										
	Houses	3400	sqm	1532	£ per sqm		£5,208,800										
						Total Const	ruction Cost	£5,208,800									
-	NCE & ANCIL	LARY COSTS															
Abnormal Cost				-	£			£0									
Professional Fees					of Construction			£312,528									
Legal Fees					of Gross Develo			£0									
Statutory Fees					of Construction			£0									
Sales/Marketing Costs					of Market Unit			£192,137									
Contingencies					of Constructior	n Cost		£276,066									
Planning Obligations					£ per unit			£35,000									
CIL					£ per sqm Mar		Te este en t	£0									
Interest		6.5%		Month Constru	iction	6	Mth Sale Void	£357,134									
Arrangement F			of Total Costs	of GDV	∧ff ⊔م	C 00/	Ruild Costs	£0 £1 741 677									
Development I	FIUIL	Market Hsg	20.0%		Aff Housing	6.0%	Build Costs Total Costs	£1,241,677									
								£8,108,229									
VIABILITY	' MARGIN							-£810,667									